

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN
TOWN CLERK

2023 APR 13 PM 12:27

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“ **Proposed Site Plan Documents** ” for approval under the provisions of the Zoning By-
Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: **Nextgrid Mescalbean, LLC**
Address of Applicant: **P.O. Box 775 #73069 San Francisco, CA 94120**
Phone No.: **720.217.5939** Email: **aaron@nextgrid.com**
2. Name of Owner (if not the Applicant): **Maplegate Realty Trust**
Address of Owner: **160 Maple Street Bellingham, MA 02019**
Phone No.: _____ Email: _____
3. Name of Engineer: **Bohler Engineering**
Address of Engineer: **352 Turnpike Road Southborough, MA 01772**
Phone No.: **508.480.9900** Email: **gdibona@bohlereng.com**
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book **8626**, Page **33-43**, (or Certificate of Title No. _____)
5. Location and Description of Property:
Maplegate Country Club - 160 Maple Street Bellingham

Square Footage of Building(s) **N/A**
Franklin Lots include parcel # 239-010 (A, B, C, D), 254-009, 255-001
(Bellingham parcel 32-0009)
6. Purpose of Site Plan: **Proposed Solar Array**

7. List of Waivers Requested (if any): Attach Form R for each waiver

Daniel Serber

Signature of Applicant

Daniel Serber

Print Name of Applicant

Sally Winters

Signature of Owner

Trustee

Sally Winters

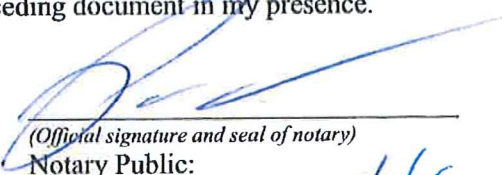
Print Name of Owner

Trustee

Norfolk ss.

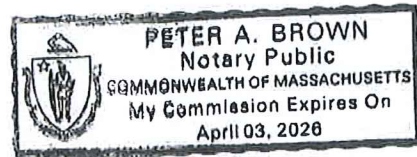
2022

On this 1st day of March 2022, before me, the undersigned notary public, personally appeared Sally Wharton (name of Applicant), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.


(Official signature and seal of notary)

Notary Public:

My Commission Expires: 4/3/26



CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Proposed Site Plan Documents

Date of Plan: 5/10/2022 Assessor's Information: _____

Prepared by: Bohler Engineering

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Maplegate Realty Trust

Address of Record Owner(s): 160 Maple Street

Bellingham, MA 02019

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Sally Winters, Trustee of Maple Gate Realty Trust
c/o Brown Legal PLLC, 10 Liberty Square, 6th Fl, Boston, MA 02109

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: Maple Gate Realty Associates

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: 10/22/81 - Book 5938, P. 496

Executed as a sealed instrument this 12th day of March 2023

Daniel Serber
Signature of Applicant

Daniel Serber
Print name of Applicant

Sally Winters
Signature of Owner
Trustee

Sally Winters
Print name of Owner
Trustee



Brown Legal PLLC
10 Liberty Square, 6th Floor
Boston, MA 02109
617.463.9133
www.brownlegalllc.com

November 21, 2022

Town of Franklin
Attn: Amy Love, Town Planner
355 East Central Street
Franklin, MA 02038

RE: NextGrid Permitting Project – Maplegate Country Club

Dear Ms. Love:

Please be advised that the undersigned represents the owner of the property that is the subject of Next Grid's ANR Application.

The owner is Sally Winters, Trustee of Maple Gate Realty Trust. The beneficiary of Maple Gate Realty Trust is a joint venture named Maple Gate Realty Associates. That Joint Venture is controlled by its Management Committee through Shirley French. I am Counsel for both the Trustee on behalf of the Trust as well as the Management Committee on behalf of the Joint Venture.

Please forward all correspondence or notices to the property owner directly to my attention. We look forward to working with the Town to see this project permitted.

Thank you for your attention to this matter.

Very truly yours,

/s Peter A. Brown
Peter A. Brown